

APR 24 2003

Memorandum

City of San Jose Office

**TO: HONORABLE MAYOR AND
CITY COUNCIL**

**FROM: Del D. Borgsdorf
Terry Roberts**

**SUBJECT: NEW SAN JOSE CIVIC CENTER
STATUS OF BID AWARDS**

DATE: 4-22-03



INFORMATION

BACKGROUND

This report is prepared to keep Council apprised of the New Civic Center construction status. On September 10, 2002, the City Council authorized the City Manager to award all necessary construction contracts for the New Civic Center Project for an aggregate amount up to \$192 million.

This report is a summary overview of construction bid awards to date, pending awards and general construction activities.

BID AWARD SUMMARY

The most recent bids received for the New Civic Center were opened between February 28, 2003 and April 10, 2003. The bids to be awarded totaled almost \$2.5 million and were approximately \$0.7 million below the budget of \$3.2 million for this work. The following is a summary of these bids:

The Man/Material Hoist contract provides a safe means for temporary access to elevated work zones for both construction personnel and material at the Tower and the Council Wing. The contract provides two separate hoists and the personnel trained to operate them. The lowest bidder is Cabrillo Hoist of Carson, California.

(A) c: Mike Foresee *MF*

The contract for Miscellaneous Metals includes all metal material in the entire project not covered in other contracts. C.E. Toland and Son of Benicia, California is the low bidder for this contract.

In addition, rebids will be occurring for the Architectural/Structural Concrete and Masonry contracts to incorporate value engineering strategies.

The following chart is a summary of all contracts that have been awarded to date.

<u>Bid Package</u>	<u>Contractor</u>	<u>Bid</u>	<u>Budget</u>	<u>Variance</u>	<u>% Difference</u>
Recent Bids:					
Man/Material Hoist	Cabrillo	\$1,016,852	\$1,023,810	(\$6,958)	(0.7)
Miscellaneous Metals	C.E.Toland & Son	\$1,454,600	\$2,183,170	(\$728,570)	(33.4)
TOTAL:		\$2,471,452	\$3,206,980	(\$735,528)	(22.9)
Previous Awards:					
Reported Awards	Conco	\$102,601,662	\$112,891,097	(\$10,289,435)	(9.1)
Award Adjustment		(\$1,446)		(\$1,446)	
TOTAL:		\$105,071,668	\$116,098,077	(\$11,026,409)	(9.5)

The first nineteen awarded contracts are approximately \$11 million below the budget. Staff is continuing to seek savings through additional value engineering. Actual project costs will vary as work occurs over the duration of the project. While cost savings have been made to date there is still approximately \$45 million to be awarded on the project and contingencies and accrued savings may be needed to cover costs that could arise as bidding and construction progresses. It is currently estimated that up to \$8 million of the accrued savings will be needed to complete the project.

CONSTRUCTION ACTIVITIES

Production pile driving began in early February 2003 and is on schedule to be completed in June 2003. The foundation concrete contractor began pouring concrete footings in April 2003. Work associated with waterproofing, underground electrical and underground plumbing will occur concurrently with the concrete footings as the site is prepared for placing of the concrete slab foundation. Submittal reviews are ongoing for electrical, plumbing and HVAC in preparation of major equipment purchases.

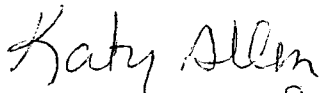
Efforts are continuing regarding value engineering on the entire project with special emphasis on both exterior and interior finishes as well as building systems.

UPCOMING CONTRACT AWARDS

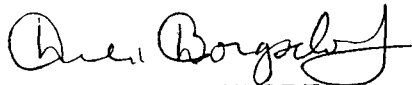
Multiple contracts are currently being advertised for award during the month of April. These bids include Ceramic Tile and Overhead Coiling Doors, Window Washing Equipment and Sprayed Fireproofing.

CONCLUSION

The project remains on schedule for completion in early 2005 with contract awards to date running approximately \$11 million under budget, with the expectation that some of the accrued savings will be needed to complete the project. Staff will continue to keep Mayor and Council updated on the project.



TERRY ROBERTS *for*
Deputy City Manager



DEL D. BORGS DORF
City Manager